



Plan Commission Minutes
January 6, 2020 at 7:00 p.m.
City Hall Council Chambers

Members Present: Messrs. Larsen, Granlund, Seymour, Gragert, Pederson and Brenholt
Ms. Christopherson, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Noel, Johnathan, Petrie and Ms. Ness

The meeting was chaired by Mr. Larsen

Postponed from September 16, 2019 Plan Commission meeting

1. **Third Ward Neighborhood Plan**

Mr. Noel presented a request to recommend approval of the update to the Third Ward Neighborhood Plan which was postponed in September. He noted the significant changes to the plan and reviewed the process to which the plan went through. He noted that the University of Wisconsin-Eau Claire has been involved in the process since the recommendation by the Plan Commission after their September meeting. This request will be reviewed at the City Council meeting on January 13th.

Kevin Rosenberg, President of the Third Ward Neighborhood Association, noted the Third Ward Neighborhood supports the neighborhood plan update.

Mr. Rindo with the University of Wisconsin-Eau Claire noted support of the amendments that the neighborhood made on behalf of the University. He noted that the University will continue to work with the neighborhood and city for future growth.

Mr. Pederson moved to recommend approval of the neighborhood plan. Mr. Gragert seconded and the motion carried.

2. **Street Vacation**

Ms. Ness presented a request to recommend approval to vacate a portion of a street known as Losan Avenue. She noted that this was annexed into the City on December 10th. Storm water drainage is accommodated within the area and some private utilities may also occupy the area. This agenda item will be considered at the City Council meeting on January 13th.

Nick Brenner with Menards Inc. noted that this is the final step in the process to add more potential land to the existing site.

Mr. Brenholt moved to recommend approval of the street vacation. Seconded by Dr. Wolfgram and motion carried.

3. **Certified Survey Map (CSM-1-20)**

Mr. Allen presented a request to recommend approval of a CSM with right-of-way dedication. He presented this right-of-way is for the development that is planned to the north for Jeffers Ridge Twin Homes. This agenda item will be considered at the City Council meeting on January 14th.

Jeremy Skaw with Real Land Surveying noted that this is for the proposed right-of-way to connect to Jeffers Road.

Ms. Christopherson moved to recommend approval of the CSM. Seconded by Mr. Seymour and motion carried.

4. **Certified Survey Map (CSM-2-20)**

Mr. Allen presented a request to recommend approval of a CSM with right-of-way dedication. This CSM dedicates the eastern half of the right-of-way of 33 feet for the completion of Comet Court and the northern portion of Frisbie Lane. This will allow for future residential development as infill single family homes. This agenda item will be considered at the City Council meeting on January 14th.

Eric Knauf with American Land Surveying noted this land will be subdivided in the future.

Mr. Granlund moved to recommend approval of the CSM. Seconded by Ms. Christopherson and motion carried.

5. **Certified Survey Map (CSM-3-20)**

Mr. Petrie presented a request to approve a variance to allow for a reduced width non-conforming lot for an existing single-family home located on Gala Street. The proposed lot is non-conforming due to the lot width of 56 feet. The standard minimum lot width for R-1 zoning district is 60 feet. The proposed CSM splits the church and single-family home into two lots.

Rev. Tim Hallett Jr. with Birch Street Baptist Church noted the reason to subdivide the home off from the church property is for a home loan.

Mr. Seymour moved to approve the CSM. Seconded by Dr. Wolfgram and motion carried.

6. **Site Plan (SP-2001)**

Mr. Petrie presented a request to approve a site plan for a two-tenant commercial building located at 2610 Craig Road. The site plan shows +/- 2,707 square foot proposed building in front of the existing car wash. The proposed tenant with the drive-thru is for Jimmy John's and the other tenant is a retail tenant. The parking requirement for the building is 18 stalls and the site plan shows 20 stalls. This site plan appears to lack green space or landscaping except along Craig Road and Mondovi Road which have existing street trees.

Cory Scheidler with Cedar Corporation noted this site was the ideal relocation of Jimmy John's and construction would occur in the spring.

Mr. Gragert moved to recommend approval of the site plan. Seconded by Ms. Christopherson. Mr. Gragert moved to amend the motion to remove two parking stalls for landscaping rather than paving. This motion failed.

The original motion was moved and motion carried.

7. **Site Approval**

Mr. Johnathan presented a request for site approval of a single-family home located at 1830 Ohm Avenue in the Eastside Hill neighborhood. He noted this property will be purchased using the Housing Authority's Homeownership Program funds and will be sold to an income-eligible household. The property had an original listing price of \$126,000 and the Housing Authority will purchase the property for \$117,900. The property was recommended for approval by the Housing Authority Board on December 30, 2019.

No one spoke on this agenda item.

Mr. Seymour moved for site approval. Seconded by Ms. Christopherson and motion carried.

8. **Discussion/Direction**

- A. Work Program 2020. Mr. Allen presented the report of the 2019 accomplishments and covered the work program for 2020.

Mr. Gragert noted the work program should include a neighborhood plan for an existing neighborhood or establish a new neighborhood association. He also noted that the work program should include a comprehensive study to the parking requirements for commercial development.

- B. Code Compliance Items. None.
- C. Future Agenda Items. None.
- D. Additions or Corrections to Minutes. None.

9. **MINUTES**

The minutes of the meeting of December 2, 2019 were approved.



Terry Pederson, Secretary